MODERN HOMES

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Frederic J. Haskin

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New Orleans, La.

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FOREWORD

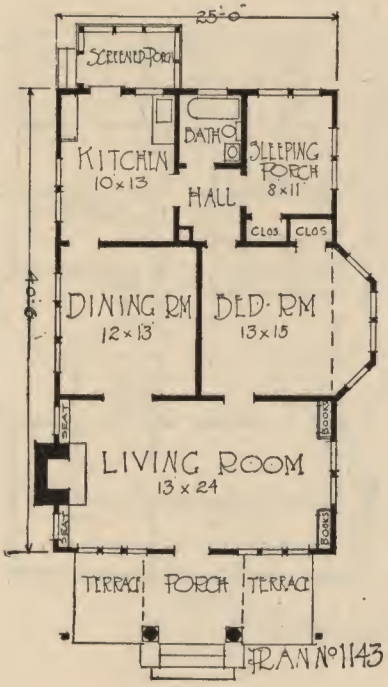
THE fifty homes pictured in this pamphlet have been selected with a view to offering the public the utmost in comfort, convenience and good looks, at the least cost.

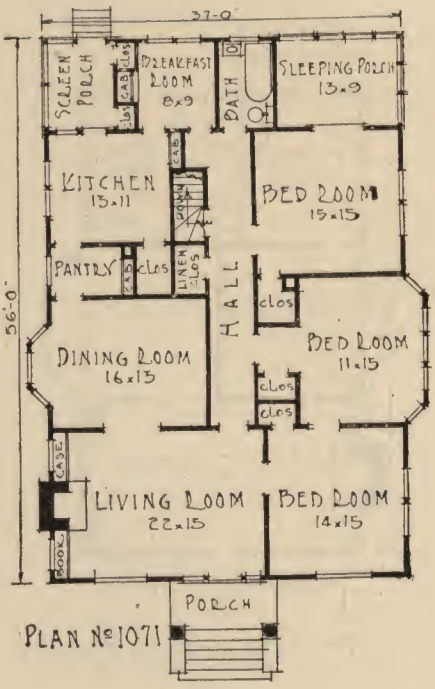
The types of houses shown are architecturally correct, and with minor alterations can be adapted to any section of the country.

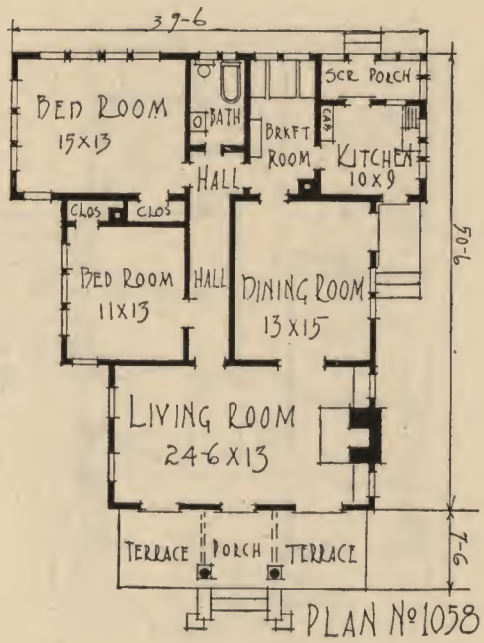
If you will take this pamphlet to your Retail Lumber Dealer and point out to him the house in which you are interested, he will be glad to obtain for you, from the Southern Pine Association, a set of plans for the house, and assist you in figuring the costs of labor and material necessary to build the house.

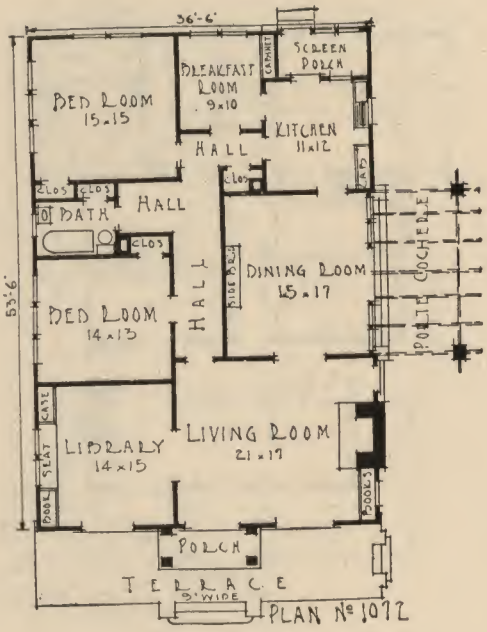
These plans are prepared by skilled architects, and are creations, not copies. No expense has been spared to make them as practical and economical as possible. Any competent contractor can, by following the plans, produce from them a home which will be beautiful in design, and a source of continuous satisfaction and pride to the owner.

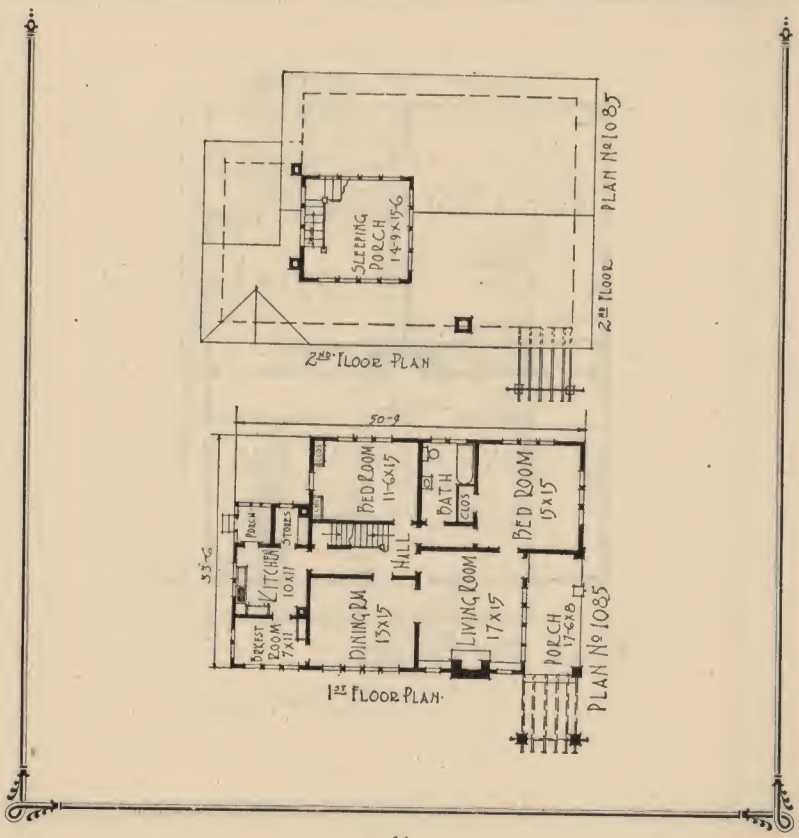
SOUTHERN PINE ASSOCIATION
New Orleans, La.

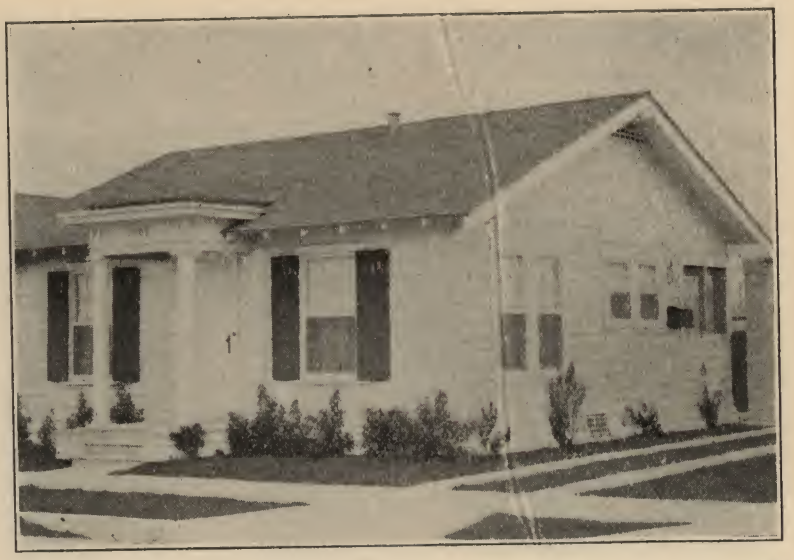

25'-0"
SCREENED PORCH
KITCHEN
10'x13'
BATH
SLEEPING PORCH
8'x11'
HALL
CLOS
CLOS
40'-6"
DINING RM
12'x13'
DEN-RM
13'x15'
SEAT
BOOKS
LIVING ROOM
13'x24'
SEAT
BOOKS
TERRACE
PORCH
TERRACE
PLAN Nº1143

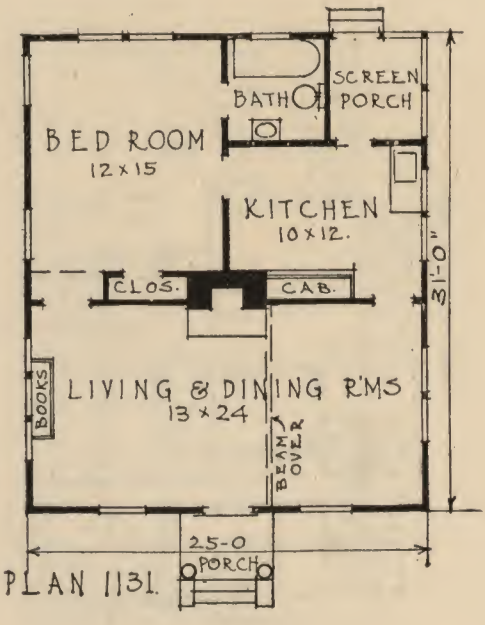

37-0
SCREEN PORCH
BREAKFAST ROOM 8×9
CAB
CLOS
BATH
SLEEPING PORCH 13×9
KITCHEN 13×11
DOWN
CAB
BED ROOM 15×15
PANTRY
CAB
CLOS
LINEN CLOS
HALL
CLOS
BED ROOM 11×15
56-0
DINING ROOM 16×13
CLOS
CLOS
CASE
LIVING ROOM 22×15
BED ROOM 14×15
BOOK
PORCH
PLAN Nº 1071


37-6
BED ROOM
15X13
BATH
BRKFT ROOM
SCR PORCH
CAR
KITCHEN
10X9
HALL
CLOS
CLOS
BED ROOM
11X13
HALL
DINING ROOM
13X15
50-6
LIVING ROOM
24-6X13
TERRACE
PORCH
TERRACE
7-6
PLAN Nº1058

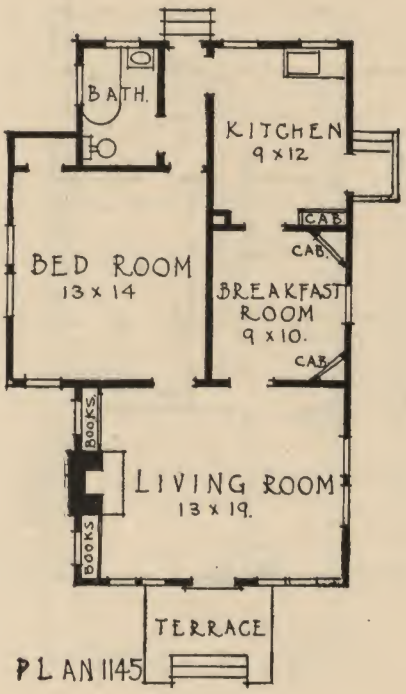

36'-6"
BED ROOM 15x15
BREAKFAST ROOM 9x10
SCREEN PORCH
CABINET
HALL
KITCHEN 11x12
SINK
CLOS
CLOS
CLOS
BATH
HALL
CLOS
SIDE BOARD
DINING ROOM 15x17
PORTE COCHERE
53'-6"
BED ROOM 14x13
HALL
CASE
SEAT
LIBRARY 14x15
LIVING ROOM 21x17
BOOKS
BOOKS
PORCH
TERRACE
5' WIDE
PLAN No 1072


PLAN Nº 1085
2ND FLOOR
SLEEPING PORCH 14-9 X 15-6
2ND FLOOR PLAN
50-9
BED ROOM 11-6X15
BATH
CLOS
BED ROOM 15X15
HALL
PORCH
STORES
KITCHEN 10X11
BREAKFAST ROOM 7X11
DINING RM 15X15
LIVING ROOM 17X15
PORCH 17-6X8
PLAN Nº 1085
1ST FLOOR PLAN




BATH
SCREEN PORCH
BED ROOM
12 x 15
KITCHEN
10 x 12.
CLOS.
CAB.
31'-0"
BOOKS
LIVING & DINING R'MS
13 x 24
BEAM OVER
25-0
PORCH

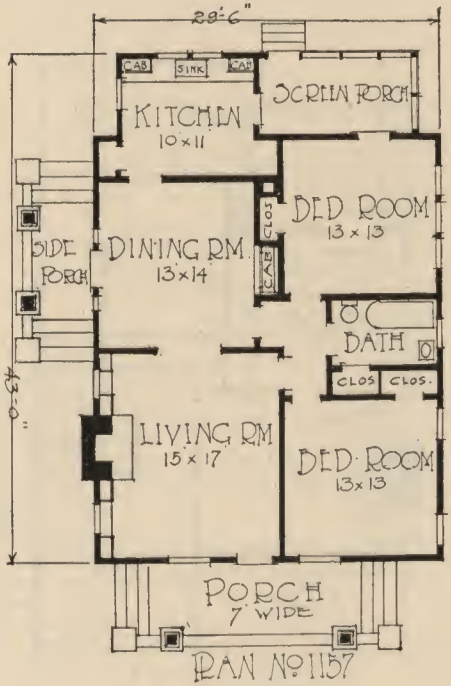
PLAN 1131.


BATH.
KITCHEN
9 x 12
CAB.
CAB.
BED ROOM
13 x 14
BREAKFAST
ROOM
9 x 10.
CAB.
BOOKS
LIVING ROOM
13 x 19.
BOOKS
TERRACE

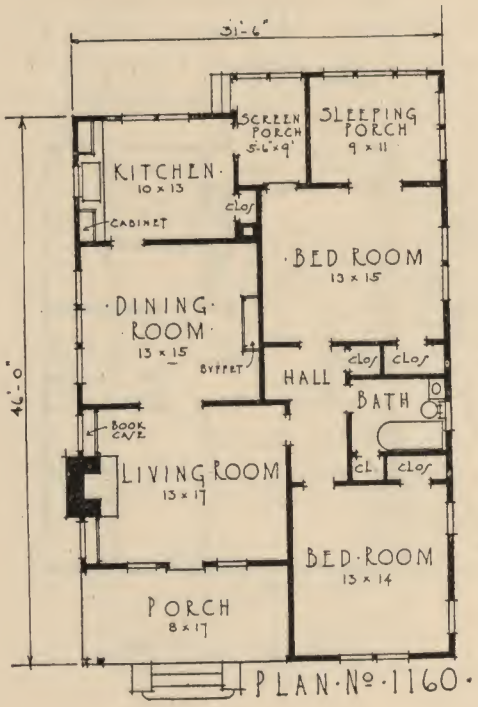
PLAN 1145

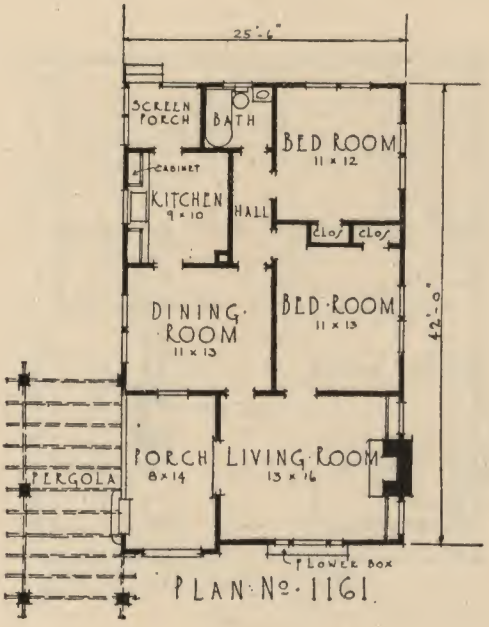
CLOS
BED ROOM
11'-0" x 13'-0"
CLOS
SLEEPING PORCH
9'-0" x 13'-0"
BATH
HALL
CAB.
KITCHEN
11'-0" x 11'-0"
CAB.
DINING ROOM
11'-0" x 12'-0"
PANTRY
SCREEN PORCH
CAB.
45'0
LIVING ROOM
13'-0" x 23'-6"
SEAT
TERRACE
23'6

PLAN Nº 1147.

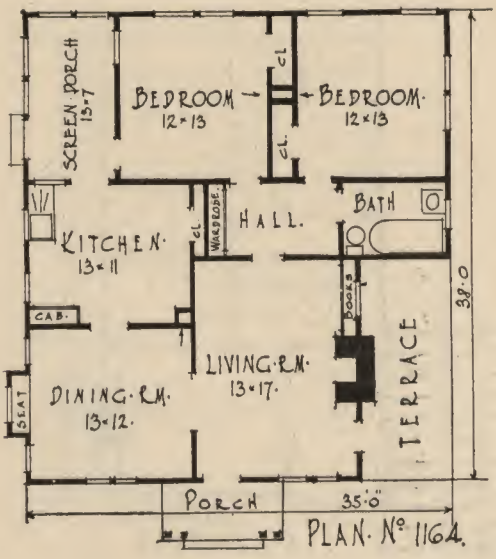

28'-6"
CAB
SINK
CAB
KITCHEN
10×11
SCREEN PORCH
BED ROOM
13×13
CLOS
SIDE PORCH
DINING RM
13×14
CLOS
BATH
CLOS
CLOS
43'-0"
LIVING RM
15×17
BED ROOM
13×13
PORCH
7' WIDE

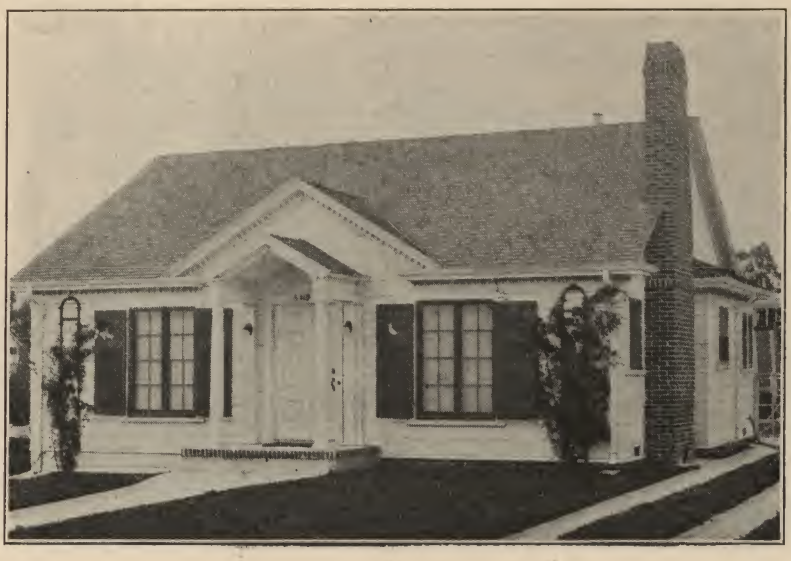
PLAN No. 1157

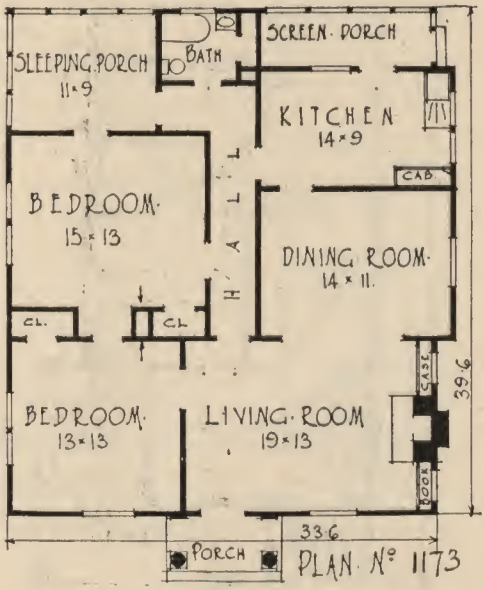

31'-6"
SCREEN PORCH 5'-6"x9'
SLEEPING PORCH 9 x 11
KITCHEN 10 x 13
CLOS
CABINET
BED ROOM 13 x 15
DINING ROOM 13 x 15
BUFFET
CLOS
CLOS
HALL
BATH
46'-0"
BOOK CASE
LIVING ROOM 13 x 17
CL
CLOS
BED ROOM 13 x 14
PORCH 8 x 17
PLAN No. 1160.

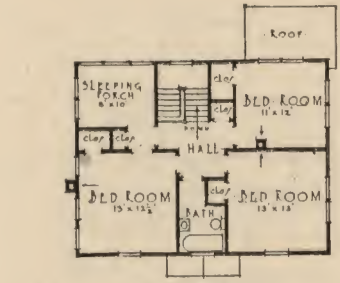

25'-6"
SCREEN PORCH
BATH
BED ROOM
11 x 12
CABINET
KITCHEN
9 x 10
HALL
CLO.
CLO.
DINING ROOM
11 x 13
BED ROOM
11 x 13
42'-0"
PERGOLA
PORCH
8 x 14
LIVING ROOM
13 x 16
FLOWER BOX

PLAN No. 1161

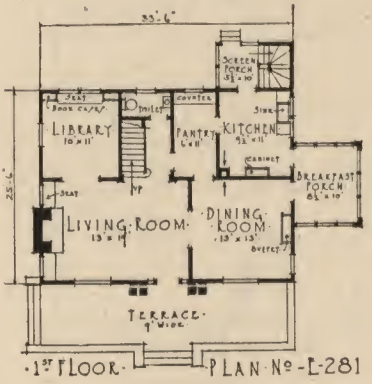

SCREEN PORCH
13×7
BEDROOM
12×13
CL.
CL.
BEDROOM
12×13
CL.
WARDROBE
HALL.
BATH
KITCHEN
13×11
CAB.
BOOKS
39.0
LIVING RM.
13×17.
DINING RM.
13×12.
SEAT
TERRACE
PORCH
35.0
PLAN. Nº 1164.



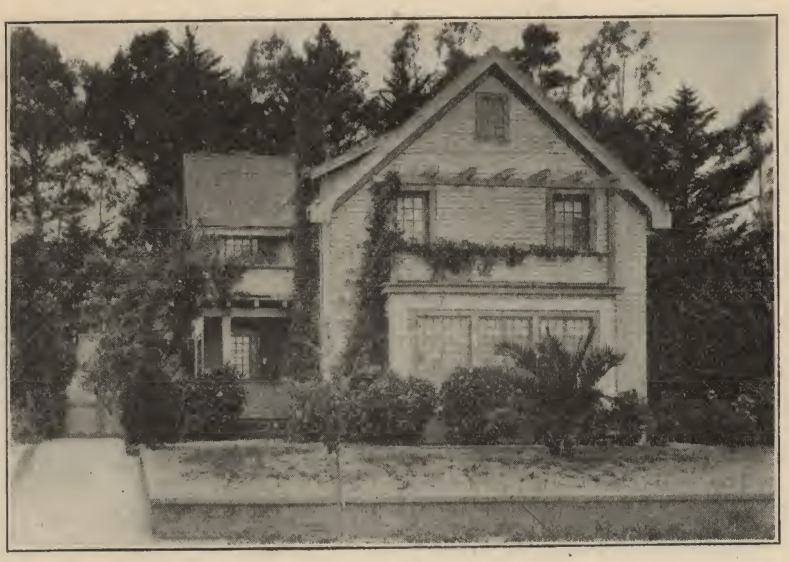

SLEEPING PORCH
11×9
BATH
SCREEN PORCH
KITCHEN
14×9
CAB.
BEDROOM
15×13
HALL
DINING ROOM
14×11
CL.
CL.
CASE
39.6
BEDROOM
13×13
LIVING ROOM
19×13
DOOR
33.6
PORCH
PLAN Nº 1173

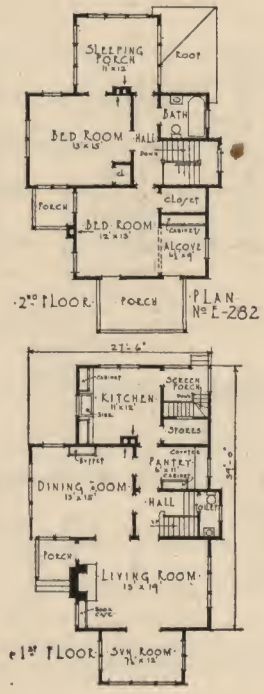


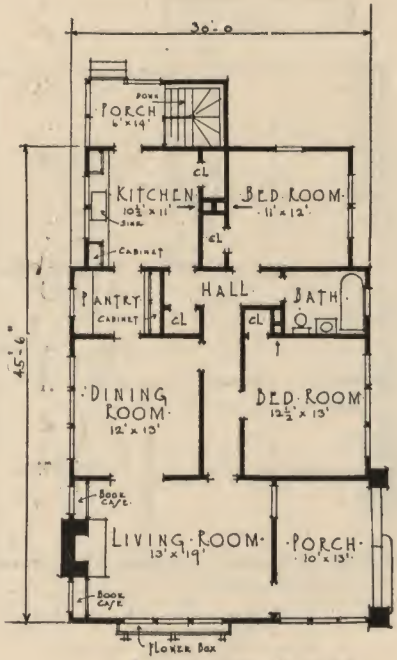
2ND FLOOR



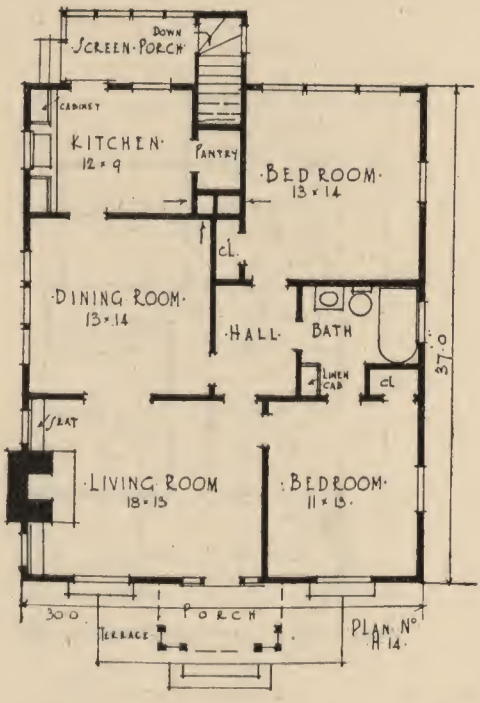
1ST FLOOR PLAN No.-E-281

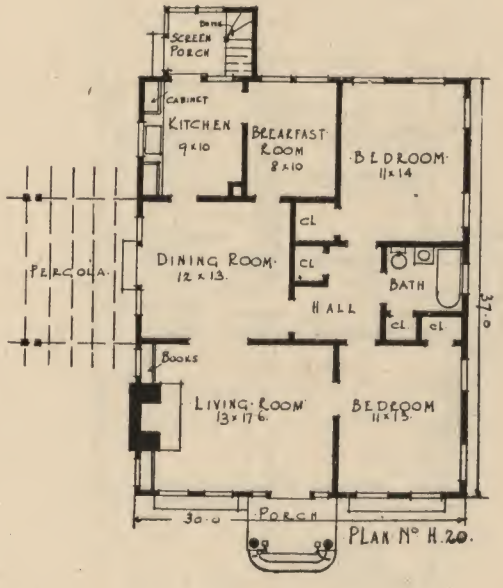


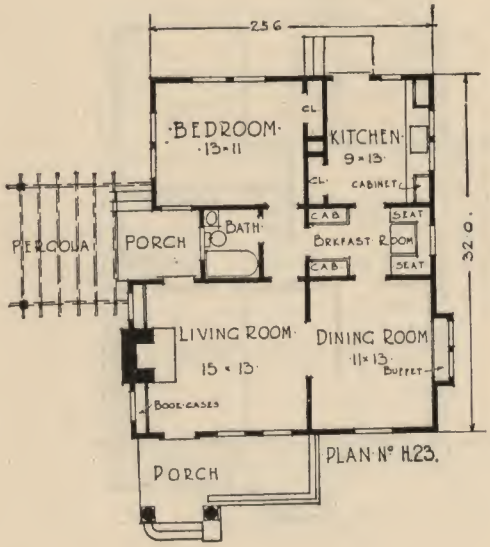

SLEEPING PORCH
ROOF
BATH
BED ROOM
HALL
CLOSET
PORCH
BED ROOM
CABINET
ALCOVE
2ND FLOOR
PORCH
PLAN
No E-282
KITCHEN
SCREEN PORCH
STORES
PANTRY
DINING ROOM
HALL
PORCH
LIVING ROOM
1ST FLOOR
SUN ROOM

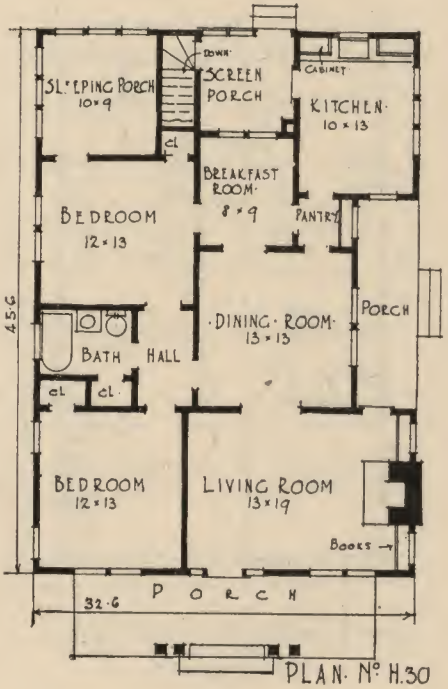

30'-0
PORCH
6'x14'
KITCHEN
10½'x11'
SINK
BED ROOM
11'x12'
CL
CABINET
PANTRY
CABINET
HALL
BATH
45'-6"
DINING ROOM
12'x13'
BED ROOM
12½'x13'
BOOK CASE
LIVING ROOM
13'x19'
PORCH
10'x13'
BOOK CASE
MOWER BOX

PLAN No-E-285

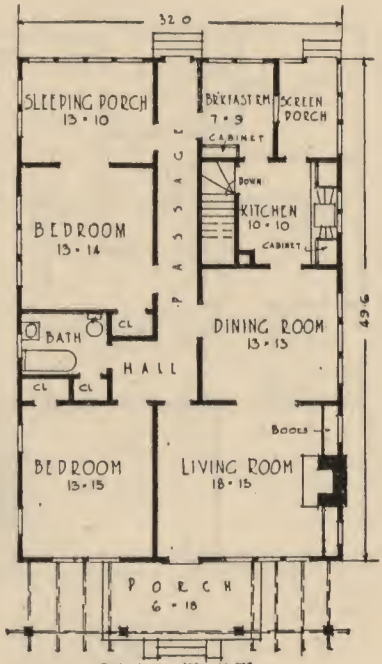

DOWN
SCREEN PORCH
CABINET
KITCHEN
12 × 9
PANTRY
BED ROOM
13 × 14
CL.
DINING ROOM
13 × 14
HALL
BATH
LINEN CAB
CL.
37-0
SEAT
LIVING ROOM
18 × 13
BEDROOM
11 × 13
30-0
PORCH
TERRACE
PLAN N°
H 14


SCREEN PORCH
CABINET
KITCHEN 9x10
BREAKFAST ROOM 8x10
BEDROOM 11x14
CL
CL
DINING ROOM 12x13
PERGOLA
BATH
HALL
CL
CL
37-0
BOOKS
LIVING ROOM 13x17-6
BEDROOM 11x15
30-0
PORCH
PLAN N° H.20.

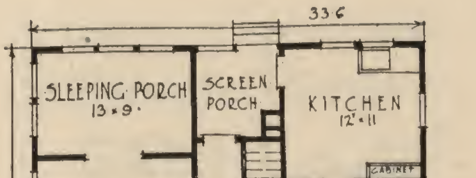

25 6
BEDROOM
13 × 11
CL.
KITCHEN
9 × 13
CL.
CABINET
CAB.
SEAT
PERGOLA
PORCH
BATH
BRKFAST ROOM
CAB.
SEAT
32 0.
LIVING ROOM
15 × 13
DINING ROOM
11 × 13
BUFFET
BOOK-CASES
PORCH
PLAN N° H.23.

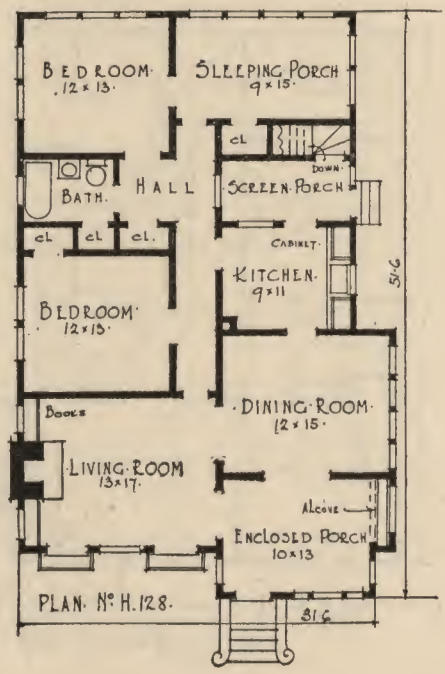

SLEEPING PORCH
10×9
DOWN
SCREEN PORCH
CABINET
KITCHEN
10×13
CL
BREAKFAST ROOM
8×9
PANTRY
BEDROOM
12×13
45·6
DINING·ROOM
13×13
PORCH
BATH
HALL
CL
CL
BEDROOM
12×13
LIVING ROOM
13×19
BOOKS
PORCH
32·6

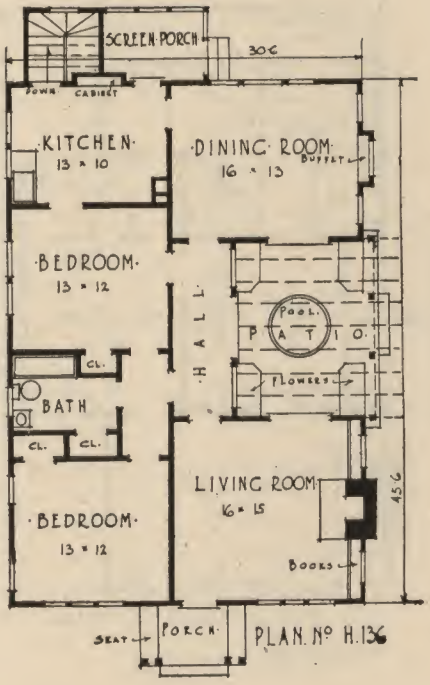
PLAN. Nº H.30

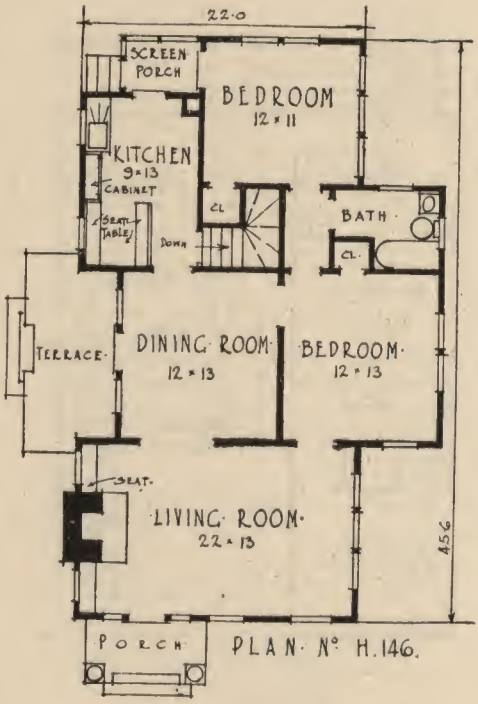

32 0
SLEEPING PORCH
13 • 10
BREAKFAST
7 • 9
SCREEN PORCH
CABINET
PASSAGE
DOWN
KITCHEN
10 • 10
CABINET
BEDROOM
13 • 14
BATH
CL
DINING ROOM
13 • 15
HALL
CL
CL
BOOKS
BEDROOM
13 • 15
LIVING ROOM
18 • 15
49 6
P O R C H
6 • 18

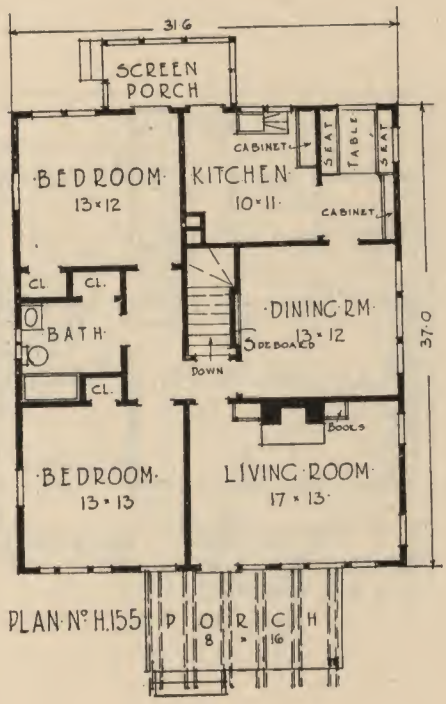
PLAN N° H.73.

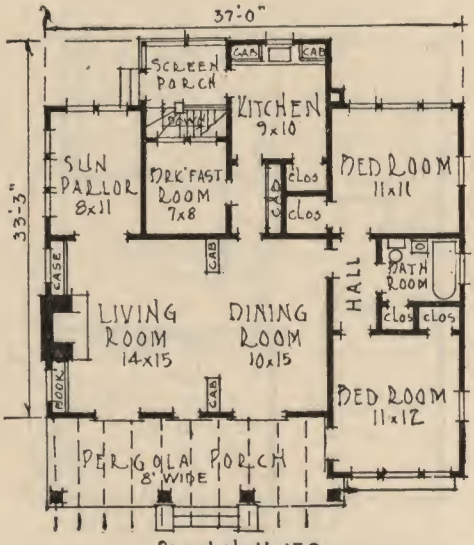

33·6
45·6
SLEEPING·PORCH
13×9·
SCREEN·
PORCH·
KITCHEN
12'×11
CABINET
CABINET
BR·FAST RM·
12×7
·BEDROOM·
13×13·
DOWN
PERGOLA TERRACE
CL.
BATH
DINING ROOM·
14×12
CL.
CL.
BEDROOM·
13×13·
LIVING ROOM·
19×13
BOOKSC
·PLAN·Nº
H.119·
PORCH
TERRACE


BEDROOM
12 x 13
SLEEPING PORCH
9 x 15
cl
DOWN
BATH.
HALL
SCREEN PORCH
cl
cl
cl
CABINET
KITCHEN
9 x 11
51-6
BEDROOM
12 x 13
DINING ROOM
12 x 15
Books
LIVING ROOM
13 x 17
Alcove
ENCLOSED PORCH
10 x 13
PLAN. Nº H.128.
31-6

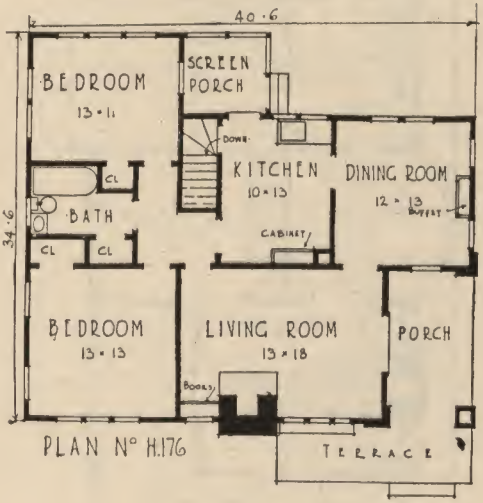

SCREEN PORCH
30 C
DOWN
CABINET
KITCHEN
13 × 10
DINING ROOM
16 × 13
BUFFET
BEDROOM
13 × 12
HALL
POOL
PATIO
CL.
FLOWERS
BATH
CL.
CL.
LIVING ROOM
16 × 15
45 C
BEDROOM
13 × 12
BOOKS
SEAT
PORCH
PLAN. Nº H.136


22-0
SCREEN PORCH
BEDROOM
12 × 11
KITCHEN
9×13
CABINET
SEAT
TABLE
DOWN
CL.
BATH
CL.
TERRACE
DINING ROOM
12 × 13
BEDROOM
12 × 13
SEAT
LIVING ROOM
22 × 13
45-6
PORCH
PLAN Nº H.146.

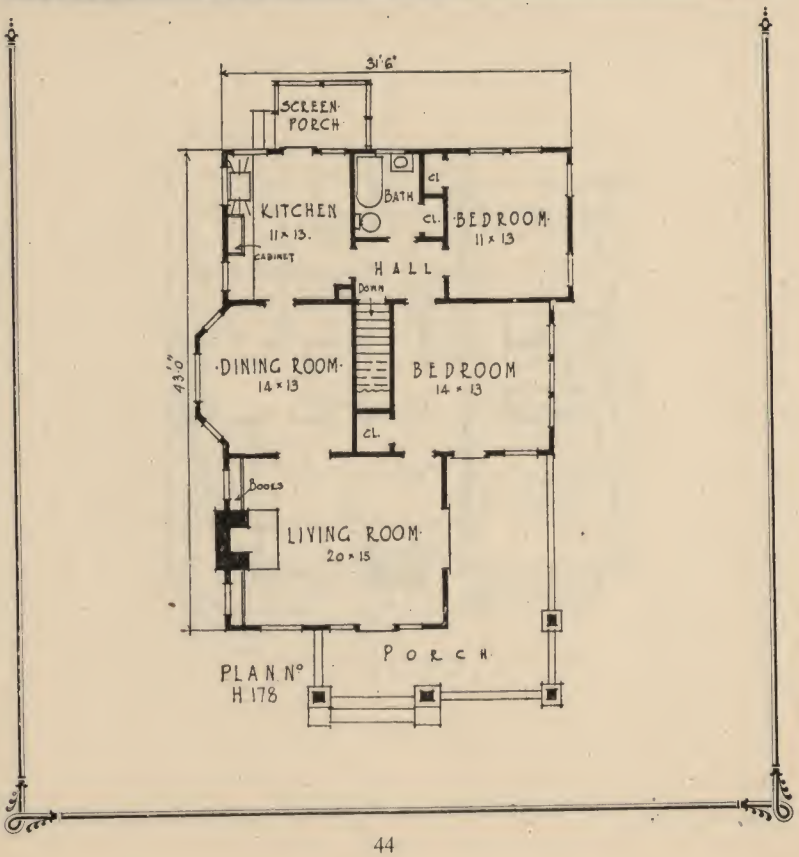

31 6
SCREEN PORCH
BEDROOM 13×12
KITCHEN 10×11
CABINET
SEAT
TABLE
SEAT
CABINET
CL.
CL.
BATH
CL.
DINING RM.
SIDEBOARD 13×12
DOWN
BOOKS
BEDROOM 13×13
LIVING ROOM 17×13
37 0
PLAN Nº H.155
PORCH
8
16

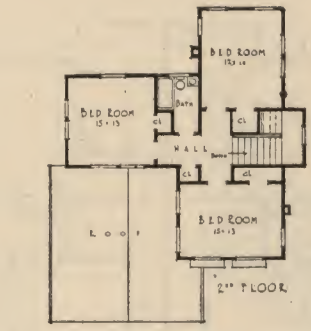

37'-0"
33'-3"
SCREEN PORCH
CAB
CAB
KITCHEN
9x10
SUN PARLOR
8x11
BRK'FAST ROOM
7x8
CLOS
CLOS
CAB
CAB
BED ROOM
11x11
CASE
CAB
HALL
BATH ROOM
CLOS
CLOS
LIVING ROOM
14x15
DINING ROOM
10x15
BOOK
CAB
BED ROOM
11x12
PERGOLA PORCH
8' WIDE

PLAN Nº H-159


40·6
BEDROOM
13·1
SCREEN
PORCH
DOWN
KITCHEN
10·13
DINING ROOM
12·13
BUFFET
CL
BATH
CL
CL
CABINET
34·6
BEDROOM
13·13
LIVING ROOM
13·18
PORCH
BOOKS
TERRACE

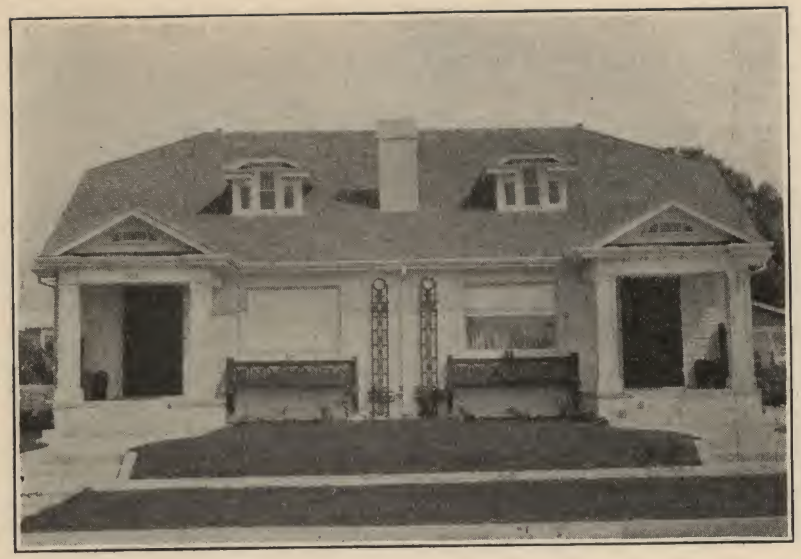
PLAN N° H.176

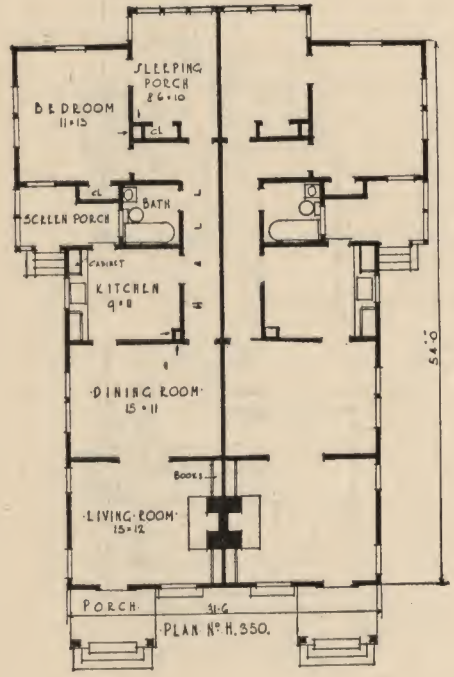

31'6"
SCREEN PORCH
KITCHEN
11 x 13.
CABINET
BATH
CL.
CL.
BEDROOM
11 x 13
HALL
DOWN
43'0"
DINING ROOM
14 x 13
BEDROOM
14 x 13
CL.
BOOKS
LIVING ROOM
20 x 15
PORCH
PLAN N°
H 178


BED ROOM
BED ROOM
BATH
CL.
HALL
CL.
CL.
BED ROOM
ROOF
2ND FLOOR

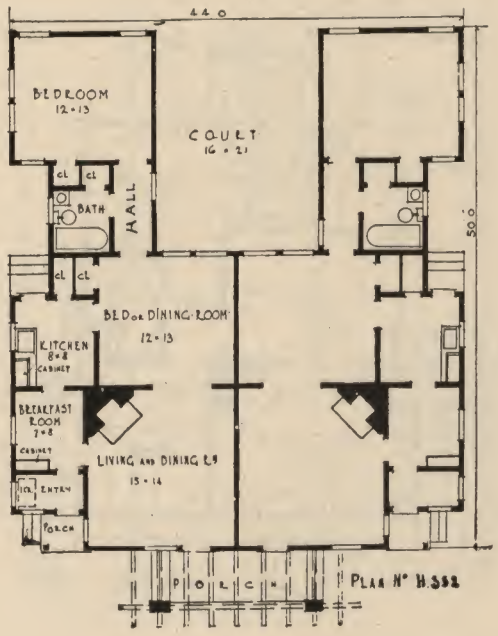
PORCH
VESTIBULE
KITCHEN
DINING ROOM
CLOS.
HALL
RECEP. HALL
LIVING ROOM
PORCH
1ST FLOOR

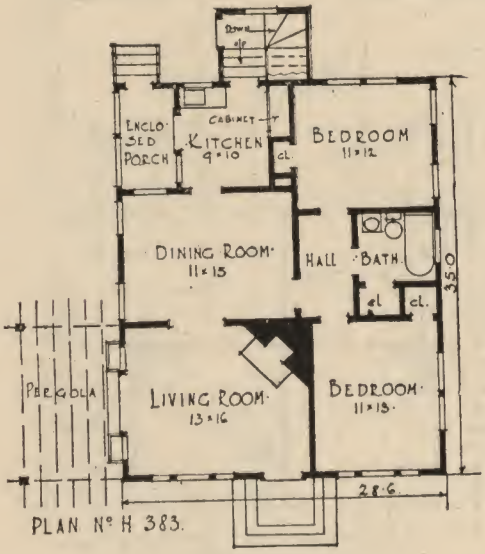
PLAN N° H272



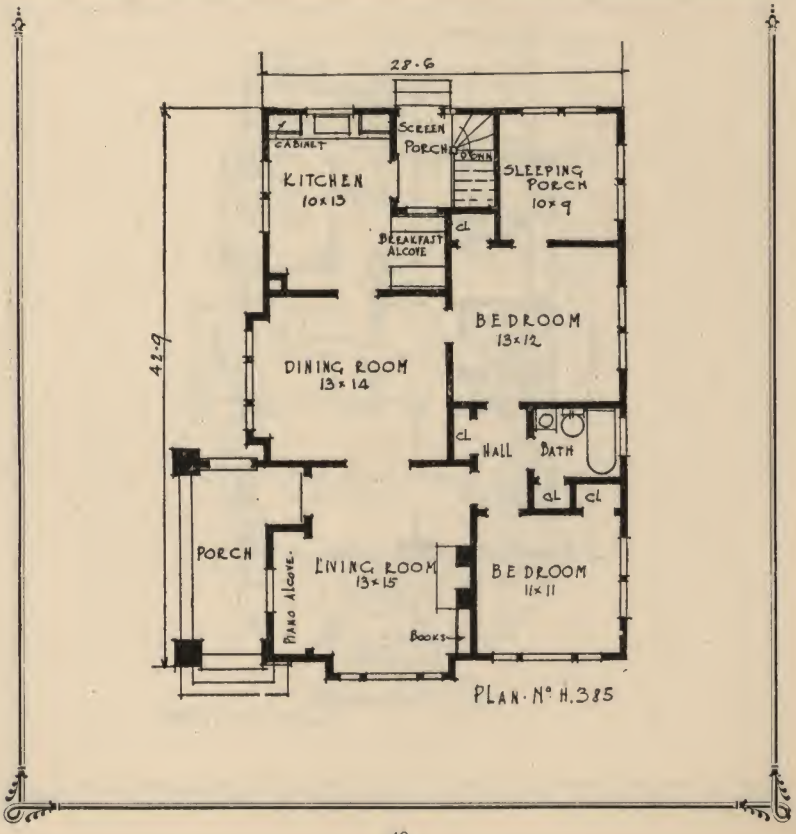

SLEEPING PORCH 8'6"x10'
BEDROOM 11'x13'
CL.
CL.
BATH
SCREEN PORCH
CABINET
KITCHEN 9'x11'
DINING ROOM 15'x11'
54'-0"
BOOKS
LIVING ROOM 15'x12'
PORCH
31'-6"

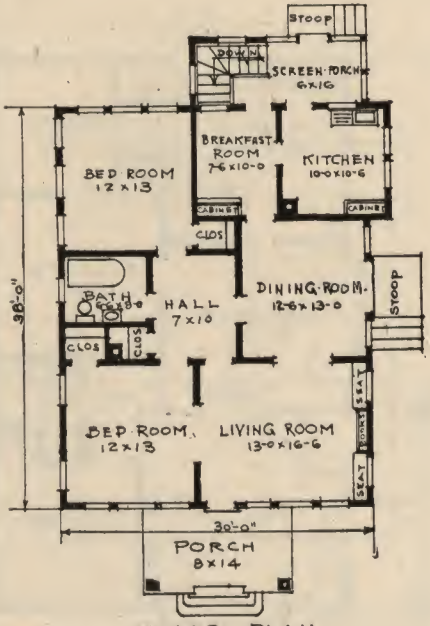
PLAN No. H. 350.


44 0
BEDROOM
12 • 13
COURT
16 • 21
HALL
BATH
cl
cl
cl
cl
50 0
BED OR DINING ROOM
12 • 13
KITCHEN
8 • 8
CABINET
BREAKFAST
ROOM
7 • 8
CABINET
LIVING AND DINING RM
15 • 14
ENTRY
PORCH
PLAN N° H.552


Down
ENCLOSED PORCH
CABINET
KITCHEN
9×10
cl.
BEDROOM
11×12
DINING ROOM
11×15
HALL
BATH
cl.
cl.
35·0
PERGOLA
LIVING ROOM
13×16
BEDROOM
11×13
28·6

PLAN Nº H 383.

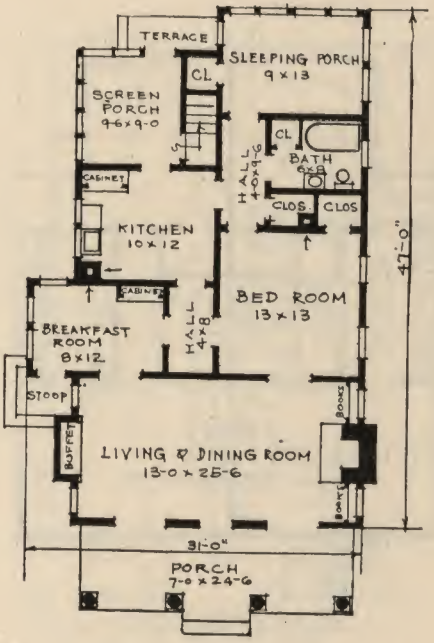

28·6
42·9
CABINET
SCREEN PORCH
OPEN
KITCHEN
10×13
SLEEPING PORCH
10×9
BREAKFAST ALCOVE
CL
BEDROOM
13×12
DINING ROOM
13×14
CL
WALL
BATH
CL
CL
PORCH
PIANO ALCOVE
LIVING ROOM
13×15
BOOKS
BEDROOM
11×11
PLAN·N° H.385



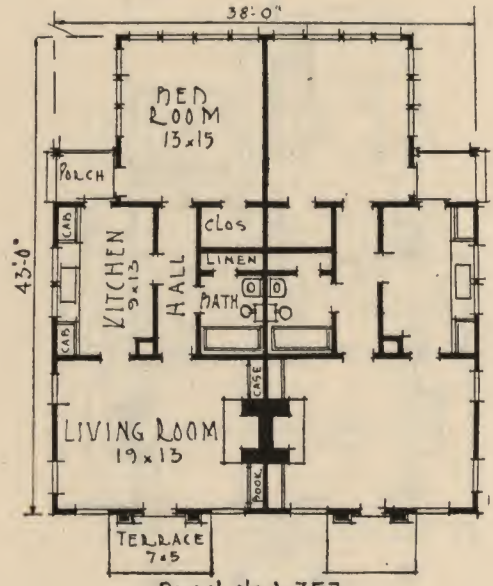
FLOOR PLAN

SCALE 1/8"=1'-0"

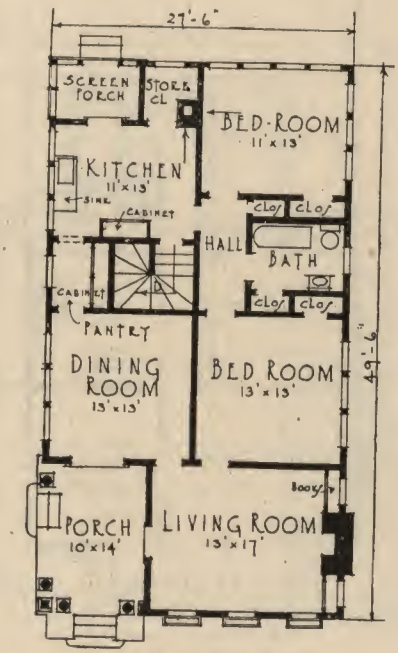
PLAN No. K-65


TERRACE
SLEEPING PORCH
9 x 13
CL.
SCREEN
PORCH
9-6 x 9-0
CL.
BATH
6'8
HALL
4-0 x 9-6
CABINET
CLOS.
CLOS.
KITCHEN
10 x 12
47'-0"
CABINET
BED ROOM
13 x 13
HALL
4 x 8
BREAKFAST
ROOM
8 x 12
STOOP
BOOKS
BUFFET
LIVING & DINING ROOM
13-0 x 25-6
BOOKS
31'-0"
PORCH
7-0 x 24-6

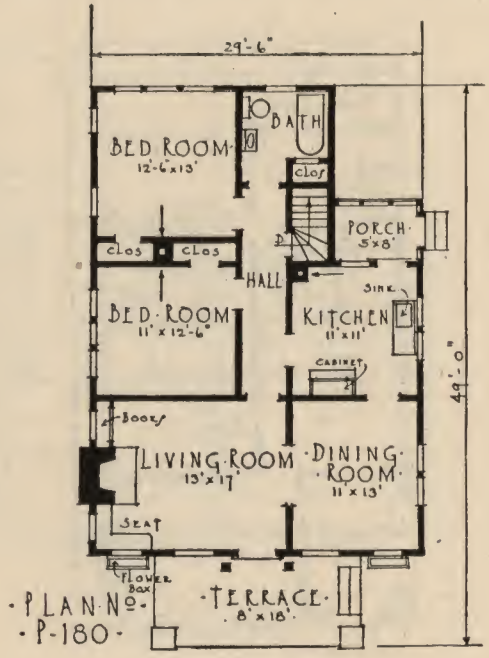
PLAN NO. K-241

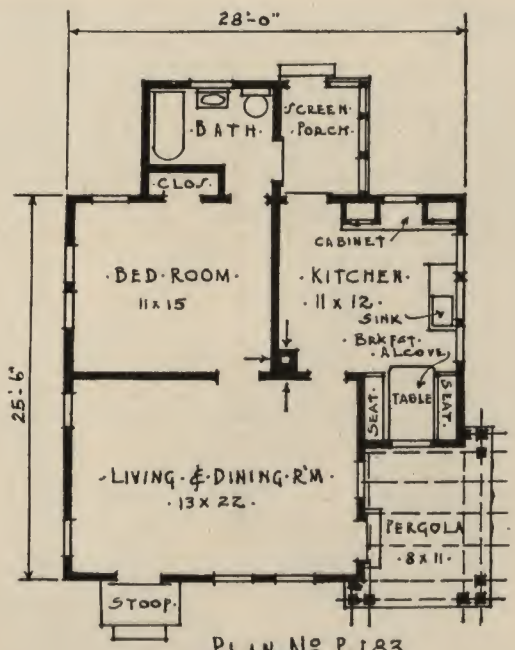

38:0"
43:0"
BED ROOM 13x15
PORCH
CAB.
CLOS.
LINEN
KITCHEN 9x13
HALL
BATH
CAB.
CASE
LIVING ROOM 19x13
DOOR
TERRACE 7x5

PLAN N° L-353

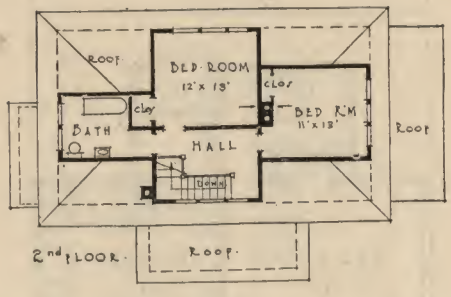

27'-6"
SCREEN PORCH
STORE CL
BED-ROOM
11'x13'
KITCHEN
11'x13'
SINK
CABINET
CLOS
CLOS
HALL
BATH
CABINET
CLOS
CLOS
PANTRY
DINING ROOM
13'x13'
BED ROOM
13'x13'
49'-6"
Boys
PORCH
10'x14'
LIVING ROOM
13'x17'

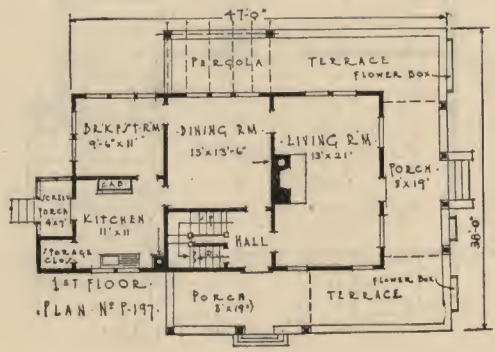
·PLAN·No·P-99·


29'-6"
BATH
BED ROOM
12'-6"x13'
CLOS
PORCH
5'x8'
CLOS
CLOS
HALL
SINK
BED ROOM
11'x12'-6"
KITCHEN
11'x11'
CABINET
49'-0"
BOOKS
LIVING ROOM
13'x17'
DINING ROOM
11'x13'
SEAT
FLOWER BOX
TERRACE
8'x18'
PLAN No.
P-180


28'-0"
BATH
SCREEN PORCH
CLOS.
CABINET
BED ROOM
11 x 15
KITCHEN
11 x 12
SINK
BRKFST. ALCOVE
TABLE
SEAT
SEAT
25'-6"
LIVING & DINING R'M
13 x 22
PERGOLA
8 x 11
STOOP

PLAN No. P-183.


ROOF
BED ROOM
12'x 13'
CLOS
CLOS
BED RM
11'x13'
BATH
HALL
ROOF
2nd FLOOR
ROOF


4'-0"
PERGOLA
TERRACE
FLOWER BOX
BKFST RM
9'-6"x11'
DINING RM
13'x13'-6"
LIVING RM
13'x21'
PORCH
5'x19'
36'-0"
CLOSET
PORCH
4'x7'
KITCHEN
11'x11
HALL
STORAGE
CLOS
FLOWER BOX
PORCH
5'x19'
TERRACE
1ST FLOOR
PLAN No P-197

THE LUMBER FOR YOUR HOME

IT HAS often been said: "Figure your home building problem in terms of service and values," and, with that in mind, you have been cautioned in regard to the selection of materials.

Most of you will build "frame houses"—that is, homes of wood; therefore, some information is due

you about the most widely used wood in America—Southern Pine.

Among 40 species of wood important as sources of commercial lumber, the one of that number that has attained the widest distribution and is used most extensively, certainly must possess unusual merit. In America, more than a third of all the lumber consumed is Southern Pine, while enormous quantities go to Europe, South America and Africa. Despite the great demand and its well-known qualities, Southern Pine is a comparatively low-priced lumber, and furthermore it is easily available nearly everywhere lumber is sold. Its annual production—about 12,000,000,000 board feet—is greater than any other one wood and equal to the combined production of the four other most useful woods.

Though Southern Pine has a multitude of uses in every kind of heavy construction and manufactures, it is practically the only "all purpose" wood extensively used in general house construction, supplying, as it does, every requirement in framing and in rough and finished exterior and interior work.

AN IDEAL INTERIOR FINISH

Because of its varied and beautiful grain and the texture which makes it particularly suited to use in fine joinery and high finish, Southern Pine makes an excellent interior finish wood. It does not "fuzz up" or show "knife marks" in the planing mill process and therefore requires less labor and expensive hand scraping to obtain smooth satin-like surfaces. It is bright and attractive in color. It lends itself readily

Southern Pine Quarter-Sawed (Edge Grain) Flooring

to artistic treatment or design and may be given any standard wood finish—taking stains, varnishes, hard oil and paint well.

Southern Pine selected for use in interior finish is lumber of uniformly high quality, and gives maximum service at exceptionally moderate cost. It has, in fact, firmly established itself in the field of woods for interiors. Southern Pine has a grain that lends

itself perfectly to natural finish, while an endless variety of effects are possible with the use of stains.

Despite the fact that Southern Pine is a comparatively low-priced wood, it is not in any sense a "makeshift" or "cheap" substitute for the hardwoods, commonly supposed in the past to be the only woods adapted for high-class floors. The better grades of Southern Pine edge-grain (or quarter-sawed) flooring, as manufactured today, have an exceptionally handsome, even grain, a compact, velvety texture, and a pleasing natural color. If a darker color is desired, this material, properly treated, takes and holds stains perfectly, so that it is possible to obtain any shade or tone suited to taste or requirements.

Because of the close, compact grain of Southern Pine it makes a smoother floor, more easily finished, than some hardwoods in common use.

STANDARD SIZES AND FEW SHORT LENGTHS

Southern Pine flooring, unlike much other flooring material, has few short lengths. This feature, combined with its workability, makes it easy to work and lay.

Southern Pine flooring is as well manufactured as more expensive material and comes in standard sizes. It is made from carefully selected kiln-dried

stock, is stored in dry sheds, shipped in closed cars, and handled with the utmost care to prevent the absorption of moisture. The user, in his turn, should give this material the same careful treatment until the floor is laid and ready for service. Practices to be avoided are:

Hauling and unloading flooring in damp weather. Storing in open sheds or newly plastered buildings. Permitting flooring to be laid before the building has thoroughly dried out after being plastered.

Southern Pine flooring may be had in two distinct forms, one known as edge-grain, the other as flat-grain.

Southern Pine has great strength; it resists decay as few other woods; despite its strength and firm texture, it works easily; it takes paint, stains and varnish; it is plentiful and available at nearly all lumber yards east of the Rocky Mountains; it is comparatively low in cost; it has no superior for sturdy framework; it can be used for delicate interior trim; it makes beautiful and durable flooring.

In conclusion—you can build your home, so far as lumber is concerned, with Southern Pine from top to bottom, inside and out, with the positive assurance that you will build with the wood that will serve every purpose.

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